

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
19 SEP -1, PM 1:04
BY [Signature]
DEPUTY

Date: August 21, 2019

Trustee: RAY M. SCHNEIDER

Mortgagee: SUNBELT ESTATES L.L.C.

Note: FIFTY-TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$52,900.00)

Deed of Trust

Date: FEBRUARY 28, 2017

Grantor: JEROME YEARBY JR.

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 2017-03457 and a Transfer of Lien being subsequently filed under County Clerks' File Number 2017-05420

Property: 25.09 ACRES - COMMERCE

County: HUNT

Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / BEAU S. KING

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): OCTOBER 1, 2019

Time of Sale: 10:00 AM

Place of Sale: 2507 LEE ST., GREENVILLE, TX 75401, or as designated by the County Commissioners' Court

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.



BEAU S. KING, Trustee

ACKNOWLEDGMENT

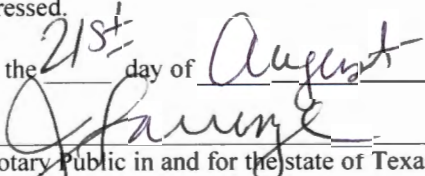
THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared **BEAU S. KING, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

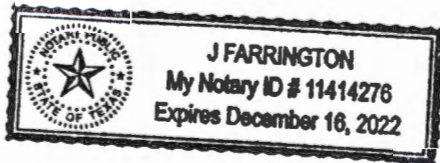
Given under my hand and seal of office on this the 21st day of August, 2019.

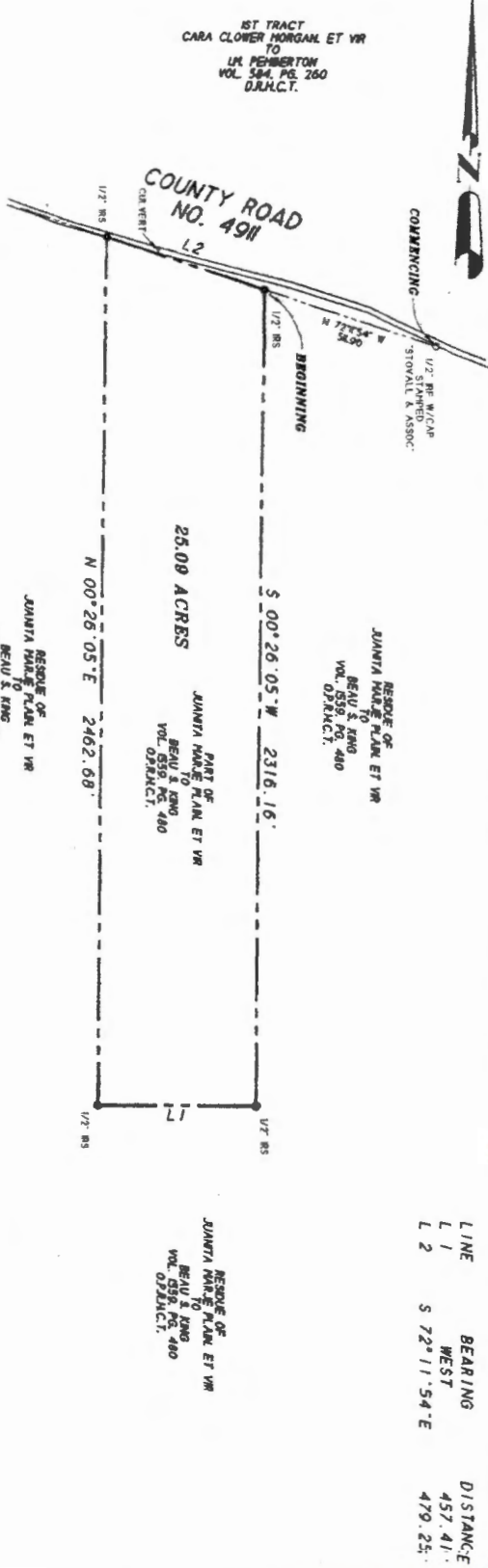
My commission Expires: 12/16/2022



Notary Public in and for the state of Texas

Notary's Printed name: J Farrington





ST TRACT
CARA CLOVER MORGAN ET VR
TO
L.M. PEMBERTON
VOL. 584, PG. 260
D.R.H.C.T.

COMMENCING
1/2" IRON ROD
STOVALL & ASSOC.

RESERVE OF
JUANITA MARIE FLANN ET VR
BEHALF OF
VOL. 659 PG. 480
D.R.H.C.T.

PART OF
JUANITA MARIE FLANN ET VR
BEHALF OF
VOL. 659 PG. 480
D.R.H.C.T.

RESERVE OF
JUANITA MARIE FLANN ET VR
BEHALF OF
VOL. 659 PG. 480
D.R.H.C.T.

LINE	BEARING	DISTANCE
L 1	WEST	457.41
L 2	S 72° 11' 54" E	479.25

DESCRIPTION

All that certain lot, tract or parcel of land situated in the James S. Johnson Survey, described No. 875, Hunt County, Texas, and being part of the plat of the Survey of Volume 1859, Page 480 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

- COMMENCING at a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner in the South edge of County Road No. 4911 at the Northeast corner of the above cited King tract
- THENCE N. 72 deg. 11 min. 54 sec. W. with the North line of said King tract and along County Road No. 4911 a distance of 511.90 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the POINT OF BEGINNING of the herein described tract;
- THENCE S. 00 deg. 26 min. 05 sec. W. a distance of 2316.16 feet to a 1/2" iron rod set for corner;
- THENCE West a distance of 457.41 feet to a 1/2" iron rod set for corner;
- THENCE N. 00 deg. 26 min. 05 sec. E. a distance of 2462.68 feet to a 1/2" iron rod set for corner in County Road No. 4911, said point also being in the North line of said King tract;
- THENCE S. 72 deg. 11 min. 54 sec. E. with the North line of said King tract and along County Road No. 4911 a distance of 479.25 feet to the POINT OF BEGINNING and containing 25.09 acres of land.



STOVALL & ASSOCIATES

DATE	1/20/20	BY	DAVID W. FITE
SCALE	AS SHOWN	PROJECT	STOVALL & ASSOC.
PLAT NO.	5887	BOOK	659
PAGE	480	COUNTY	HUNT
STATE	TEXAS	DATE	JAN 5, 2007

- NOTES**
- 1) According to F.R.M.A. Flood Insurance Rate Map, Community Panel No. 480363 0075 E, dated Sept. 4, 1991, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: EAST LINE OF TRACT RECORDED IN VOL. 722, PG. 220 O.P.R.H.C.T.
 - 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
 - 4) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, C.F. NO. 806-0316
 - 5) THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS (I) VOL. 401, PG. 414 D.R.H.C.T. (II) VOL. 717, PG. 180 D.R.H.C.T. (III) VOL. 717, PG. 20 D.R.H.C.T. (IV) VOL. 719, PG. 180 D.R.H.C.T.
 - 6) THE FOLLOWING EASEMENTS DO NOT LIE ON THIS TRACT (I) VOL. 508, PG. 183 D.R.H.C.T. (II) VOL. 508, PG. 207 D.R.H.C.T.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the above plat and thereon shown were lawfully prepared and that the bearings, lines and dimensions of said property being indicated by the plat, the improvements thereon and the locations of the points of beginning and the points of termination of the easements are correct and true to the best of my knowledge and belief. I have compared the plat with the field notes and the original survey data and find the same to be correct and true to the best of my knowledge and belief. I have also compared the plat with the original survey data and find the same to be correct and true to the best of my knowledge and belief. I have also compared the plat with the original survey data and find the same to be correct and true to the best of my knowledge and belief.

David W. Fite, R.P.L.S. No. 6887